

PROPOSED WORK OCCURS AT FIRST FLOOR ONLY

APPLICATION IS BEING SUBMITTED AS THREE PHASED OR PARTIAL PERMITS.

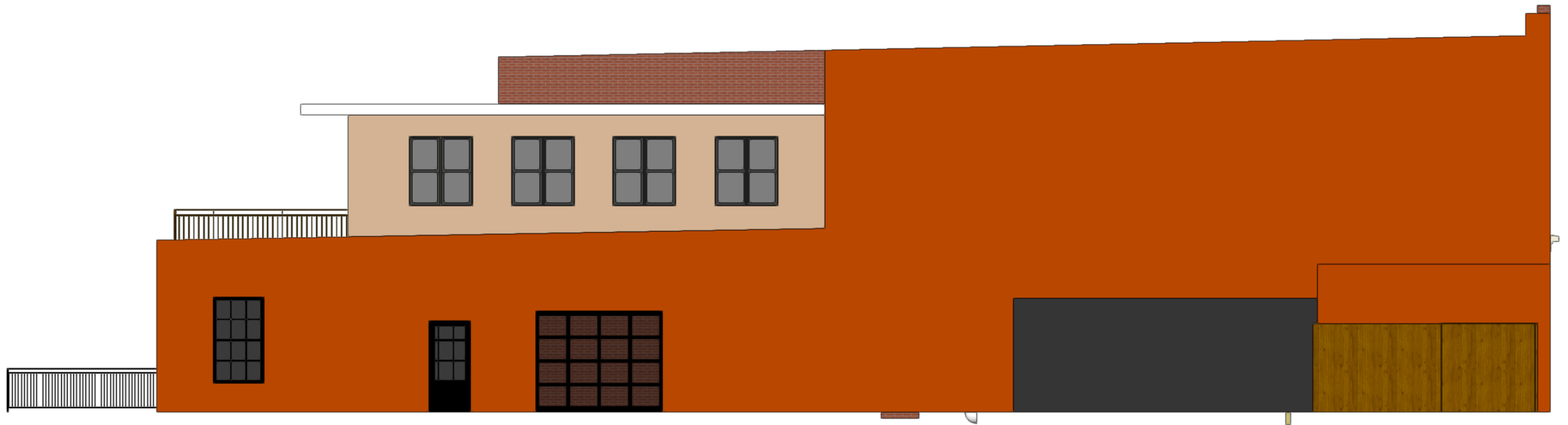
1. INITIAL TENANT IMPROVEMENTS- DEVELOPMENT OF RESTROOMS PRELIMINARY REVIEW FOR CHANGE OF USE.
2. REPAIRS/RECONSTRUCTION OF PARKING DECK
3. CHANGE OF USE PERMIT FROM S-1 TO A-2 OCCUPANCY WITH ACCESSORY USES OF COMMERCIAL KITCHEN AND BREWERY

1 SITE PLAN  
1" = 20 ft

10/10/18	<b>GOODWOOD TENANT IMPROVEMENTS</b>	
	109-111 W Main St, Frankfort, KY 40601	
	www.SpanglerWilliamson.com	
407 Wapping Street, Frankfort, KY 40601 (502)682-7954		



3 FRONT ELEVATION  
1/8" = 1'-0"



2 SIDE ELEVATION  
1/8" = 1'-0"

# City of Frankfort

## Capital of Kentucky

315 West Second Street, P.O. Box 697  
Frankfort, Kentucky 40602  
(502) 875-8500

*Where History Is Made Every Day!*

**Mayor**  
William I. May, Jr

**Commissioners**  
Lynn Bowers  
Tommy Z. Haynes  
Robert E. Roach  
Scott Tippet

November 13, 2018

To: Architectural Review Board

From: Jordan Miller, Planner

Re: Meeting – November 20, 2018

There will be a meeting of the Architectural Review Board held at 5:00 P.M. on Thursday, November 13, 2018 in the Council Chambers at City Hall, 315 West Second Street. The following item(s) will be on the agenda:

### **Roll Call**

**Approval of Minutes: October 16, 2018**

### **NEW BUSINESS:**

1. In accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Goodwood Brewing Co. LLC and Riverside Development Group LLC, are requesting approval of a Conditional Use Permit for the purpose of operating a microbrewery as well as approval of a Certificate of Appropriateness in order to implement a dumpster and a cooler/refrigeration system attached to the east elevation of the existing structure for the property located at 109-111 West Main Street. The property is more particularly described as PVA Map Number 061-42-09-007.00.

### **OTHER BUSINESS DISCUSSION**

2. Presentation by Vicki Birenberg, Certified Local Government Program and Planning Coordinator, of the Kentucky Heritage Council.

**ADJOURN**



## REPORT AND RECOMMENDATION

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**To:** City of Frankfort Architectural Review Board  
**From:** Jordan Miller, Staff Planner  
**Date:** November 13, 2018  
**Meeting:** November 20, 2018  
**Subject:** CUP for Microbrewery



## GENERAL INFORMATION

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**Site:** 109-111 West Main Street  
**Case No.:** CUP 2018-15  
**Zoning:** Central Business Historic District  
**National Register:** Contributing  
**Owner:** Riverside Development Group LLC, 312 Ewing Street, Frankfort, KY 40601  
**Applicant:** Riverside Development Group LLC, 312 Ewing Street, Frankfort, KY 40601  
Goodwood Brewing Co. LLC, 636 East Main Street, Louisville, KY 40202

**Request:** In accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Goodwood Brewing Co. LLC and Riverside Development Group LLC, are requesting approval of a Conditional Use Permit for the purpose of operating a microbrewery as well as approval of a Certificate of Appropriateness in order to implement a dumpster and a cooler/refrigeration system attached to the east elevation of the existing structure for the property located at 109-111 West Main Street. The property is more particularly described as PVA Map Number 061-42-09-007.00.

## BACKGROUND

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### Existing Structure

**Building Footprint:** Approximately 50 x 100' → 5,000 sq. ft.  
**Building Height:** Two-story  
**Exterior Material:** Brick façade, painted brick sides  
**Roof:** Flat, tar  
**Architectural Style:** Historic Commercial 20<sup>th</sup> Century  
**Construction Date:** 1900-1924  
**Prior Uses:** T Boat Marine, Vatter Automotive

## PRIOR ARB CASES

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June 2016 – Rear apartment addition and exterior renovations

## GUIDELINES

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Applicable guidelines for this project include:

- Section 4.06.28 – Special Conditions for Accessory Manufacturing
- Section 19.01-19.02 – Conditional Uses



#### Section 4.06.28 – Special Conditions for Accessory Manufacturing

- a. Permitted as accessory use to retail sales on the first floor;
- b. Demolition of existing principal buildings shall not be permitted.
- c. Not allowed as part of a home occupation of any residential use.

#### Section 19.01-19.02 – Conditional Uses

Wherever any conditional use is considered by the Board of Zoning Adjustments, the Board shall determine that the following conditions have been met.

- 19.011 That street or road capacity and condition is adequate to serve anticipated additional traffic.
- 19.012 That public facilities required are available.
- 19.013 That the conditional use proposed is in accordance with the intent of the zoning district within which it will be located.
- 19.014 That the proposed use will have no adverse effect upon the adjacent or surrounding property.
- 19.015 That appropriate screening or buffering is provided in accordance with Article 7, Landscape Regulations.
- 19.018 That the use and development of land complies with the adopted Comprehensive Plan.
- 19.02 In addition to the above general conditions the Board shall evaluate the standards and conditions for those uses which follow and for which specific conditions are established.

#### FINDINGS

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##### Staff Findings

- Section 4.06.28 – **Positive** findings for subsections a., b., c.
- Section 19.01-19.02 – **Positive** findings for Sections 19.011, 19.012, 19.013, 19.014, 19.015, 19.018, 19.02

#### RECOMMENDATION

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Based upon the findings contained within the staff report, Staff recommends that the Architecture Review Board **approve** a Conditional Use Permit for a microbrewery for the property located at 109-111 West Main Street **with the following conditions.**

1. The conditional use is permitted only at 109-111 West Main Street.
2. The conditional use is granted only to Goodwood Brewing Co. LLC and Riverside Development Group LLC.
3. The conditional use is not transferable and any change in ownership or use will make this approval null and void.
4. Any new signage requires sign permit approval.
5. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

#### ATTACHMENTS

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- Floorplan



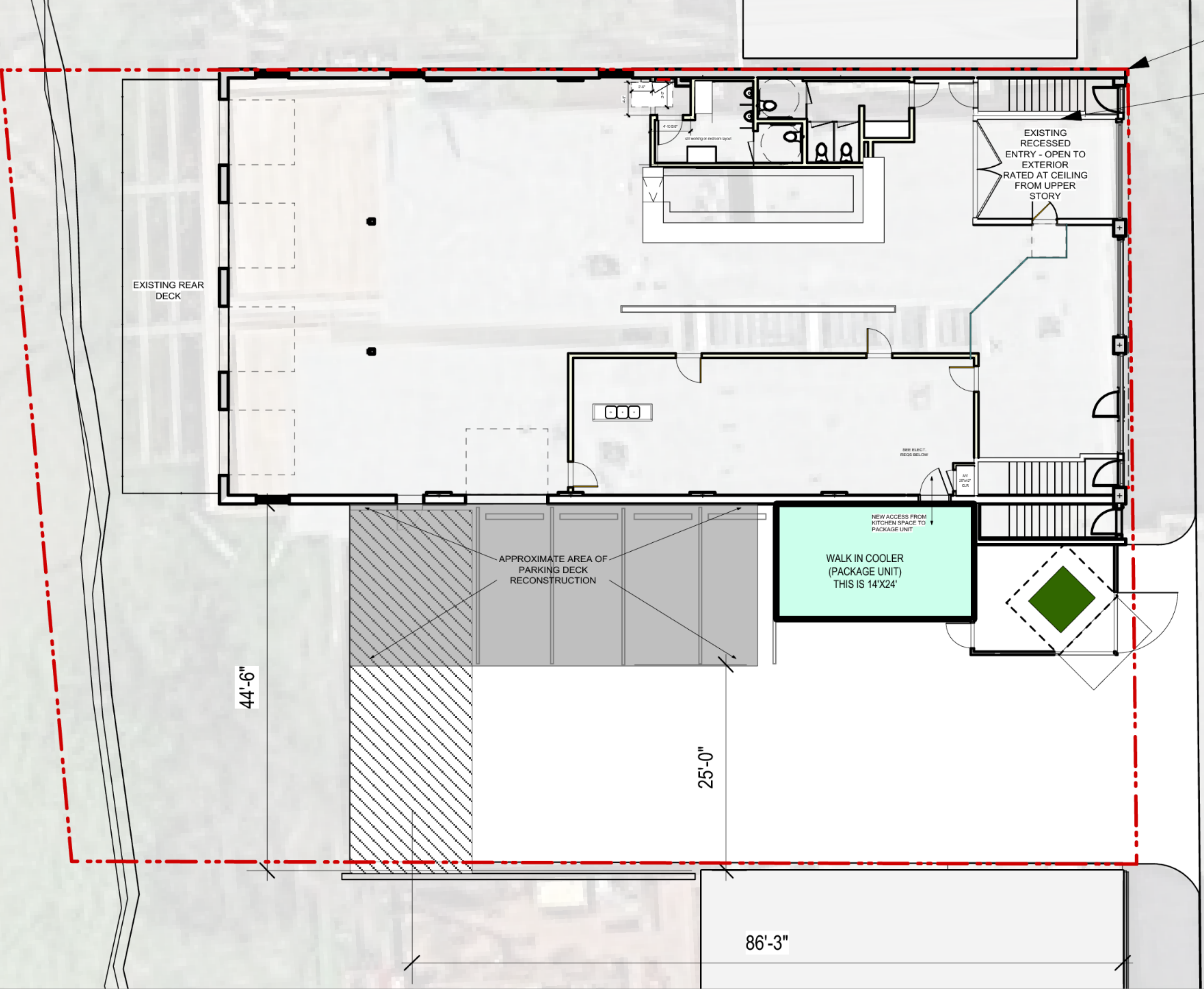
Google Earth

© 2018 Google









APPROXIMATE  
PROPERTY LINE

EXISTING TWO STORY STRUCTURE -  
NO NEW CONSTRUCTION

W. MAIN STREET

10/10/18

## REPORT AND RECOMMENDATION

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**To:** City of Frankfort Architectural Review Board  
**From:** Jordan Miller, Staff Planner  
**Date:** November 13, 2018  
**Meeting:** November 20, 2018  
**Subject:** COA for cooler & dumpster



### GENERAL INFORMATION

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**Case No.:** ARB 2018-20  
**Zoning:** Central Business Historic District  
**National Register:** Contributing  
**Owner:** Riverside Development Group LLC, 312 Ewing Street, Frankfort, KY 40601  
**Applicant:** Riverside Development Group LLC, 312 Ewing Street, Frankfort, KY 40601  
Goodwood Brewing Co. LLC,  
**Request:** In accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Goodwood Brewing Co. LLC and Riverside Development Group LLC, are requesting approval of a Conditional Use Permit for the purpose of operating a microbrewery as well as approval of a Certificate of Appropriateness in order to implement a dumpster and a cooler/refrigeration system attached to the east elevation of the existing structure for the property located at 109-111 West Main Street. The property is more particularly described as PVA Map Number 061-42-09-007.00.

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#### Proposed Cooler

**Footprint:** 14' x 24' → 336 sq. ft.  
**Height:** 8'  
**Exterior Material:** Painted Metal (Dark Grey/Black)  
**Roof:** Flat

#### Proposed Fence/Dumpster Enclosure

**Footprint:** Approximately 16' x 19'  
**Height:** 7'  
**Material:** Metal frame with wood clad (Approx. 1" space between planks)

## **PRIOR ARB CASES**

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April 2015 & June 2016 – Rear apartment addition and exterior renovations

## **GUIDELINES**

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Applicable guidelines for this project include:

- Section 4.4246 – Design Criteria [Central Business District]
- Section 17.10 – Design Guidelines for Exterior Remodeling
- Section 17.11 – Design Guidelines for New Construction

Guidelines to consider:

- Central Business District Design Guidelines – Section 2.10 Utilities and Equipment
  - Guidelines not officially codified. To be considered by City Commission at next meeting – approved by Planning Commission November 8, 2018

### **4.246 – Design Criteria [Central Business District]**

The central business district in Frankfort is listed on the National Register of Historic Places as a Historic Commercial District. Development and redevelopment should be aimed at preserving that character. The following guidelines shall be used by the Architectural Review Board in determining if new construction, moving a structure into the district, exterior renovations, or demolition is appropriate to the district.

A. No permit for the construction, demolition, building additions or moving of a structure in the central business district shall be issued by the building inspector unless the Architectural Review Board certifies that the building permit or demolition permit may be issued. The procedure for issuance of such a certificate shall be the same as provided in Article 17.

B. The exterior rehabilitation of a structure shall complement the architectural integrity of the façade and shall be compatible with the faces of nearby buildings.

### **Section 17.10 – Design Guidelines for Exterior Remodeling**

9.A.2 Site Features – Walls and Fences: Within the front yard, fence materials shall be masonry (stone or brick), wrought iron or wood. New fences shall be compatible with existing fences in the historic areas.

### **Section 17.11 – Design Guidelines for New Construction**

A. Rhythm of Solids in Street Front Facades: Rhythm being an ordered recurrent alternation of strong and weak elements. Moving by an individual building, one experiences a rhythm of masses to openings. This rhythm shall be maintained.

D. Rhythm of Spacing of Buildings Along Streets: Past a sequence of buildings, one experiences a rhythm of recurrent building masses to spaces between them. This rhythm shall be maintained.



F. Relationship of Materials: Within the immediate area, the predominant material may be brick, stone, stucco, wood siding or other material. This relationship shall be maintained.

G. Relationship of Textures: The predominant texture within an area may be smooth, rough, horizontal, vertical or other texture or a combination of these textures. This relationship shall be maintained.

H. Relationship of Color: Within an area, the predominant color may be that of natural materials, or the patina of materials colored by time. The accent of blending colors of trim may also be predominant. This relationship shall be maintained.

J. Walls of Continuity: Within an area, physical elements, such as brick walls, wrought iron fences, landscaping masses, building facades, or combinations of these, may form a cohesive enclosure or sense of enclosure along a street. These walls of continuity shall be maintained.

K. Relationship of Landscaping and Landscape Elements: There may be a predominance of a particular quality and quantity of landscaping and landscape elements within an area. These landscaping and landscape elements may combine to provide a certain mass and continuity. This relationship shall be maintained.

M. Scale and Units of Scale: Scale, within an area, is created by the size of structures, landscaping, landscaping elements, and architectural details which may relate to the human size, monumentality or some other order of proportion. Scale is also determined by structural, landscape or other such masses and their relationships to open space. The predominant elements of scale may be brick or stone units, windows or door openings, porches or balconies, landscape massings, roof pitches, eave lines, etc. The ambient scale of an area and its units of scale shall be maintained.

### **Central Business District Design Guidelines – Section 2.10 Utilities and Equipment**

It is a recognized fact that making allowances for modern systems is a critical factor in the continued use of historic buildings. It is important that the repair, replacement, and installation of modern systems do not negatively impact the character of a historic building or alter the overall visual qualities of the area.

2.10.2.B – Screening ground-mounted equipment from view along the public street with appropriately scaled landscaping or fencing is appropriate.

2.10.2.G – Consider painting systems and equipment to blend with the building.

## **FINDINGS**

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### **Staff Findings**

Section 17.10 – Positive findings for Sections 17.10.9.A.2

Central Business Design Guidelines – Positive Findings for 2.10, 2.10.2.B, 2.10.2.G

As of the date of this report, Staff is awaiting comments from Public Works and Kentucky Department of Transportation regarding the service location of the dumpster. When servicing the dumpster, the truck will need to partially block and back out onto West Main Street. Staff finds that final approval of the dumpster location is contingent upon support from Public Works and Kentucky Department of Transportation.

## **RECOMMENDATION**

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Based upon the findings contained within the staff report, Staff recommends that the Architecture Review Board **approve** a Certificate of Appropriateness (ARB 2018-20) to construct an attached cooler and screened in dumpster for the property located at 109-111 West Main Street **with the following conditions.**

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.
3. The proposed site layout is contingent upon approval from all agencies on the Technical Review Team, including the dumpster service location
4. 3.

## **ATTACHMENTS**

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- Historic Survey Form
- Drawings (2) of proposed building elevations and floorplan























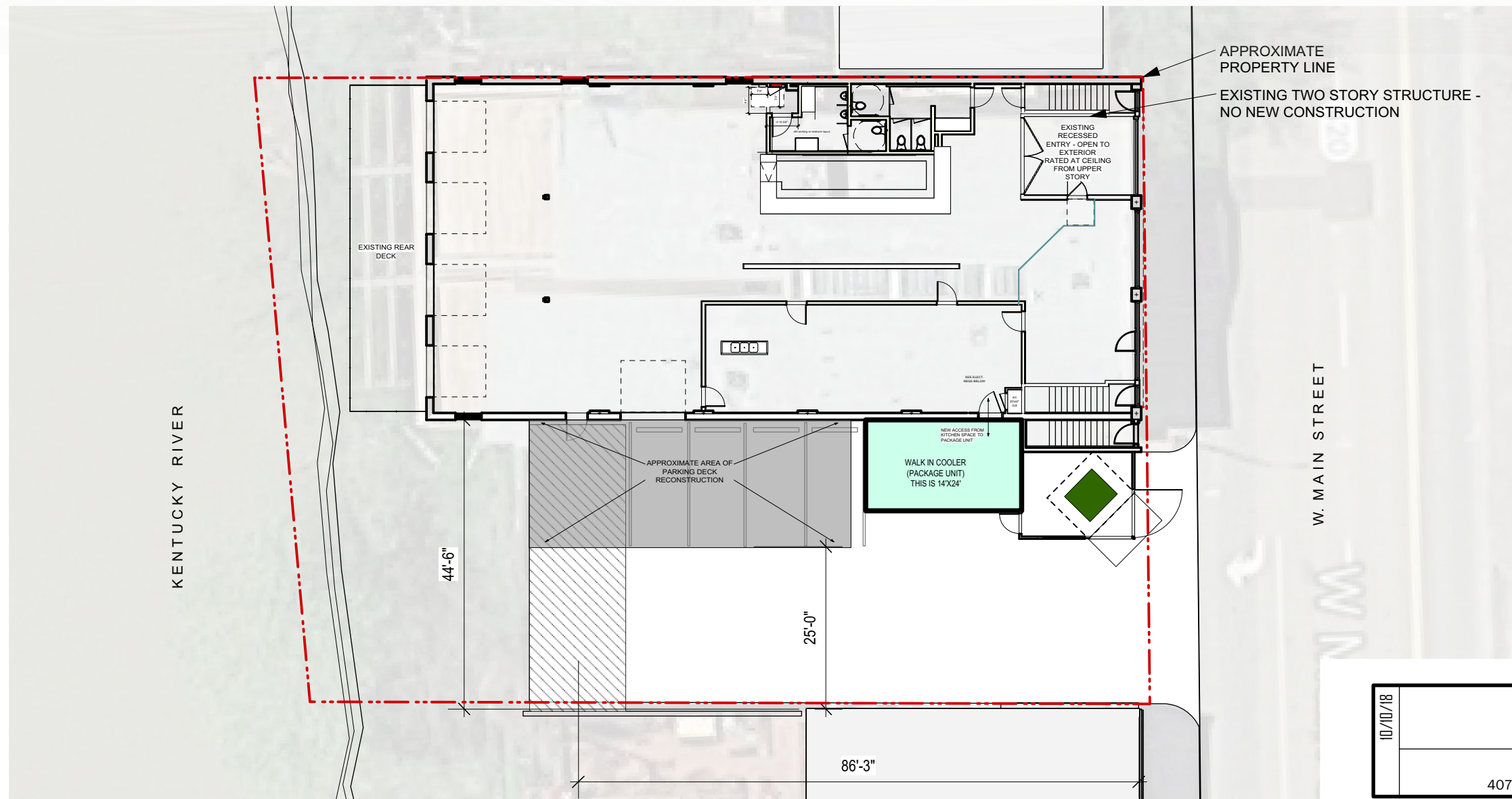












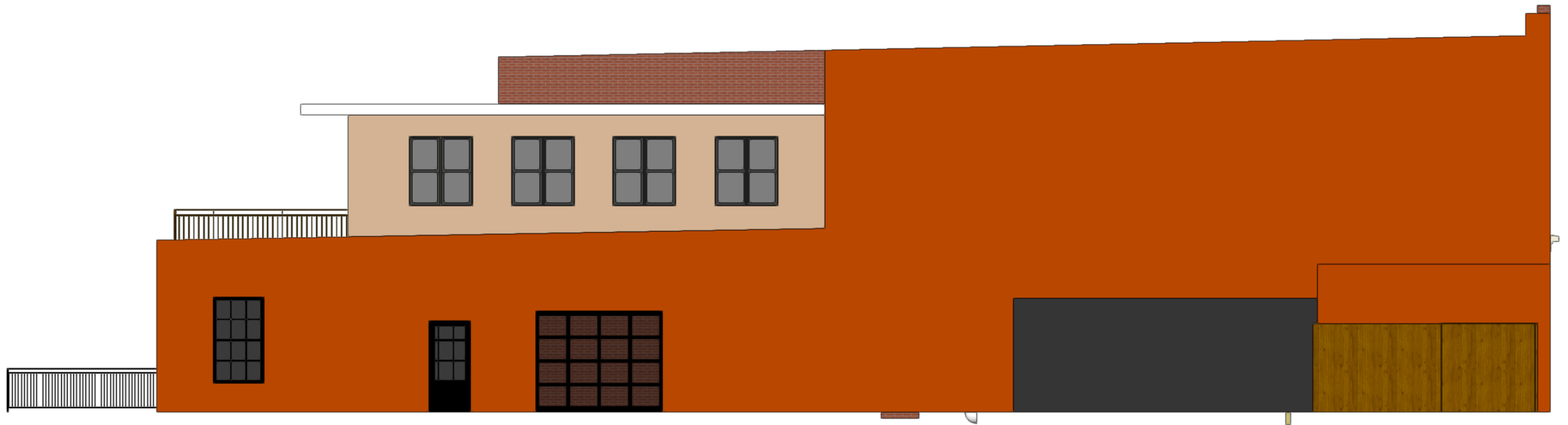
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